

PROVO CITY CORPORATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Commission Agenda
December 12, 2012

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, December 12, 2012, at 5:00 p.m. in the Municipal Council Chambers of the Provo City Center, located at 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. Preceding the public hearing, a briefing will be held at 4:00 p.m. in the Community Development Conference Room, located at 330 West 100 South. The briefing is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 5:00 p.m. in the Municipal Council Chambers.

Public Hearings

- ITEM 1* Glen Rowland requests a zone change of approximately 3.41 acres, from RC (Residential Conversion) and CG (General Commercial) to the CMU (Campus Mixed Use) Zone, for a future large scale student housing development, mixed with small scale retail/commercial services, located at approximately 580 East 800 North, Provo, Utah. ***University Neighborhood*** 12-0010R, Sean Allen, 801-852-6407 **This item was continued from the November 14, 2012 hearing.**
- ITEM 2* Salisbury Development requests approval of a zoning map amendment of 0.22 acres generally located at 1220 East 960 South from the CM (Heavy Commercial) zone to the R1.8 (One-Family Residential) zone. ***Provost South Neighborhood*** 12-0011R, Carrie Walls, 801-852-6413
- ITEM 3* Mark Boud, on behalf of MRBI Holdings, LLC, requests a zone change from CM (Heavy Commercial Zone) to LDR (Low Density Residential Zone) for a parcel of land located at 713 West 500 South, Provo, Utah. ***Franklin Neighborhood*** 12-0012R, Aaron Ardmore, 801-852-6404
- ITEM 4* The Community Development Department requests an amendment to the City's Major and Local Street Map for a realignment of Draper Lane, generally located on the east side of the I-15 corridor, between the freeway and the railroad tracks, from 820 North to 500 South, in the Freeway Commercial zone. ***Dixon, Rivergrove and Franklin Neighborhoods*** 12-0004S, Dustin Wright, 801-852-6414
- ITEM 5* Larry Howden, agent for Adler Associates, requests a zone change of approximately 0.5 acres, from RC (Residential Conservation) zone to the MDR (Medium Density Residential) Zone, for the future development of a fourteen (14) unit, family occupancy apartment complex, to be located at 168 East 500 North. ***Joaquin Neighborhood.*** 12-0013R, Sean Allen, 801-852-6407
- ITEM 6* The Community Development Department requests an amendment to the General Plan Goals and Policies for the Riverbottoms Neighborhood to restrict certain commercial uses at the Northeast corner of the intersection of 3700 North and University Avenue. ***Riverbottoms Neighborhood*** 12-0010GPA, Bill Peperone, 801-852-6402

ITEM 7* Steve Cuillard and Dean Ingram request a zone change of approximately 1.3 acres, from RC (Residential Conservation) to the CHDR (Campus High Density Residential) Zone, for a future large scale student housing development, located at 743 North 900 East. **Joaquin Neighborhood** 12-0014R, Sean Allen, 801-852-6407.

ITEM 8 Todd Myers of Maverick Incorporated, requests Project Plan approval to construct a new gas station and 24-hour convenience store, comprising 1.51 acres, including the approval of a Conditional Use Permit to operate within the zone, located on the northeast corner of 890 West Center Street, in the WG (West Gateway) Zone. **Dixon Neighborhood** 12-0037PPA, Sean Allen, 801-852-6407

Items noted on this agenda with a star (*) require a public hearing and legislative action by the Municipal Council. The Council hearing dates will be noticed 14 days prior to the Council meeting in the legal notices of the Daily Herald. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://provo.org/council.meetings.html>. For more information, call (801) 852-6120.

Items on this agenda without a star (*) are administrative and require the approval only the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application with the Community Development Department by 6:00 p.m. **within 14 days of the Planning Commission decision.**

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost in the Community Development office between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Community Development web site the week of the meeting at <http://provo.org/commdev.boards.html> (click on Planning Commission).

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Community Development Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission
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Shannon Dalton, Secretary, (801) 852-6424